



**\$35,000**

**20 Kline Ave., North  
Versailles, PA 15137**



**CASH INVESTOR OPPORTUNITY | VALUE-ADD / REHAB CANDIDATE**

**BUILT FOR LOCAL CASH BUYERS, AGENTS, CONTRACTORS,  
LANDLORDS, AND REHABBERS.**

The property is being offered strictly as-is, with no seller repairs and no interior access available. Based on available information, the asset is in distressed condition and will require significant repairs and/or complete rehabilitation. Interested buyers should conduct all due diligence from available exterior observations, included materials, and should factor the property's condition, access limitations, and repair needs into their offer.

### **DEAL TERMS**

- Cash offers only - financing will not be considered
- All offers must include proof of funds
- Property sold strictly as-is
- No seller repairs or concessions

### **INVESTOR NOTES**

- No interior access available at this time
- Exterior-only due diligence
- Significant repairs and/or full rehab likely needed
- Best suited for experienced investors and rehabbers

**AGENTS: HAVE A CASH BUYER LOOKING FOR A VALUE-ADD PROPERTY?**

Send buyer questions or cash offers directly. Include proof of funds with every offer package.

**SUBMIT CASH OFFERS + PROOF OF FUNDS**

QUESTIONS AND OFFERS TO CHRISTIAN MOORE

**CMOORE@ISERVEREO.COM**

Buyer to verify all facts, condition, repairs, due diligence requirements, and suitability for intended use. Property is offered strictly as-is. No seller repairs or concessions